

SHEET NO. 1 OF 2
ONE LOT
1.177 ACRES
DATE OF SURVEY
APRIL, 2005
(ALL OF TENTATIVE TRACT
NO. 16926)

TRACT NO. 16926

FOR CONDOMINIUM PURPOSES

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 1 AND 2 OF FAIRVIEW HIGHLANDS, TRACT NO. 653, AS PER MAP
RECORDED IN BOOK 19, PAGE 42, OF MISCELLANEOUS MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

J. P. KAPP, CIVIL ENGINEERS

APRIL, 2005.

J. P. KAPP, R.C.E. 22015

ACCEPTED AND FILED AT THE
REQUEST OF

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
TOM DALY
COUNTY CLERK-RECORDER
BY _____ DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED
BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN
WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND SECURITY VEHICLE AND PUBLIC UTILITY
PURPOSES ONLY OVER EASEMENT AREA A DEDICATED HEREON.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA, ALL VEHICULAR AND
PEDESTRIAN ACCESS RIGHTS TO PACIFIC AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

2295 PACIFIC LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: David M. Denholm
PRESIDENT

AMERICAN SECURITY BANK, FORMERLY KNOWN AS SUN COUNTRY BANK,
UNDER A DEED OF TRUST, DATED SEPT 5, 2006 RECORDED
SEPT 28, 2006, AS INSTRUMENT NO. 2008009647307, OFFICIAL RECORDS.

BY: James C. Peterson
S.E. PRESIDENT
Vice

ACKNOWLEDGEMENTS

STATE OF California
COUNTY OF ORANGE) SS

ON 21st day of July, BEFORE ME Mayra Alberto A NOTARY PUBLIC IN AND
FOR SAID STATE, PERSONALLY APPEARED David M. Denholm President
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT, THE PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE
INSTRUMENT.

SIGNATURE Mayra Alberto



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON July 25, 2006 BEFORE ME Angela Saez A NOTARY PUBLIC IN AND

FOR SAID STATE, PERSONALLY APPEARED James C. Peterson
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT, THE PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE
INSTRUMENT.

SIGNATURE Angela Saez Commission # 1575594
Exp May 2, 2009

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 86436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING
SIGNATURES HAVE BEEN OMITTED:

- 1 A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AS DEDICATED ON TRACT NO. 653.
- 2 A RIGHT OF WAY FOR WATER PIPE LINES AS ENDORSED ON TRACT NO. 653, BLANKET IN NATURE.
- 3 A RIGHT OF WAY FOR RAILROADS ON ALL STREET AS ENDORSED ON TRACT NO. 653.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES
AT THE REQUEST OF 2295 PACIFIC, LLC. IN APRIL, 2005. I HEREBY STATE THAT ALL THE
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED,
OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 365 DAYS OF RECORDATION OF SAID MAP,
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY
STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED
TENTATIVE MAP.

J. P. KAPP, R.C.E. 22015
MY REGISTRATION EXPIRES SEPTEMBER 30, 2007

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT ALL MAPPING PROVISIONS OF
THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED SAID MAP IS
TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2007

RAYMOND MATHE, COUNTY SURVEYOR
L.S. 6185 EXPIRATION DATE 09/31/2008

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN
CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED
BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY
SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2007

ERNESTO MUNOZ, R.C.E. 47843
CITY ENGINEER, CITY OF COSTA MESA
MY REGISTRATION EXPIRES 12/31/07

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF COSTA MESA)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE
CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2007,
AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA.

1. THE INGRESS AND EGRESS EASEMENT OVER EASEMENT AREA "A" FOR EMERGENCY AND
PUBLIC SECURITY VEHICLE AND FOR PUBLIC UTILITY PURPOSES ONLY AS SHOWN ON THE MAP.
2. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PACIFIC AVENUE AS
RELEASED AND RELINQUISHED, EXCEPT AT APPROVED LOCATIONS.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 86436(a) (3) (A)
OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2007

JULIE FOLCK
CITY CLERK AND EX OFFICIO CLERK OF SAID COUNCIL OF
THE CITY OF COSTA MESA

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST
THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL
OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION
MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR
SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2007

CHRIS W. STREET
COUNTY TREASURER-TAX COLLECTOR

BY _____ DEPUTY TREASURER-TAX COLLECTOR

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY COAST GEOTECHNICAL, INC. DATED NOVEMBER 5, 2005.
THIS REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

ATTACHMENT 1

SHEET 2 OF 2
ONE LOT
1.177 ACRES
DATE OF SURVEY
APRIL 2005
(ALL OF TENTATIVE TRACT
NO. 16926)

TRACT NO. 16926

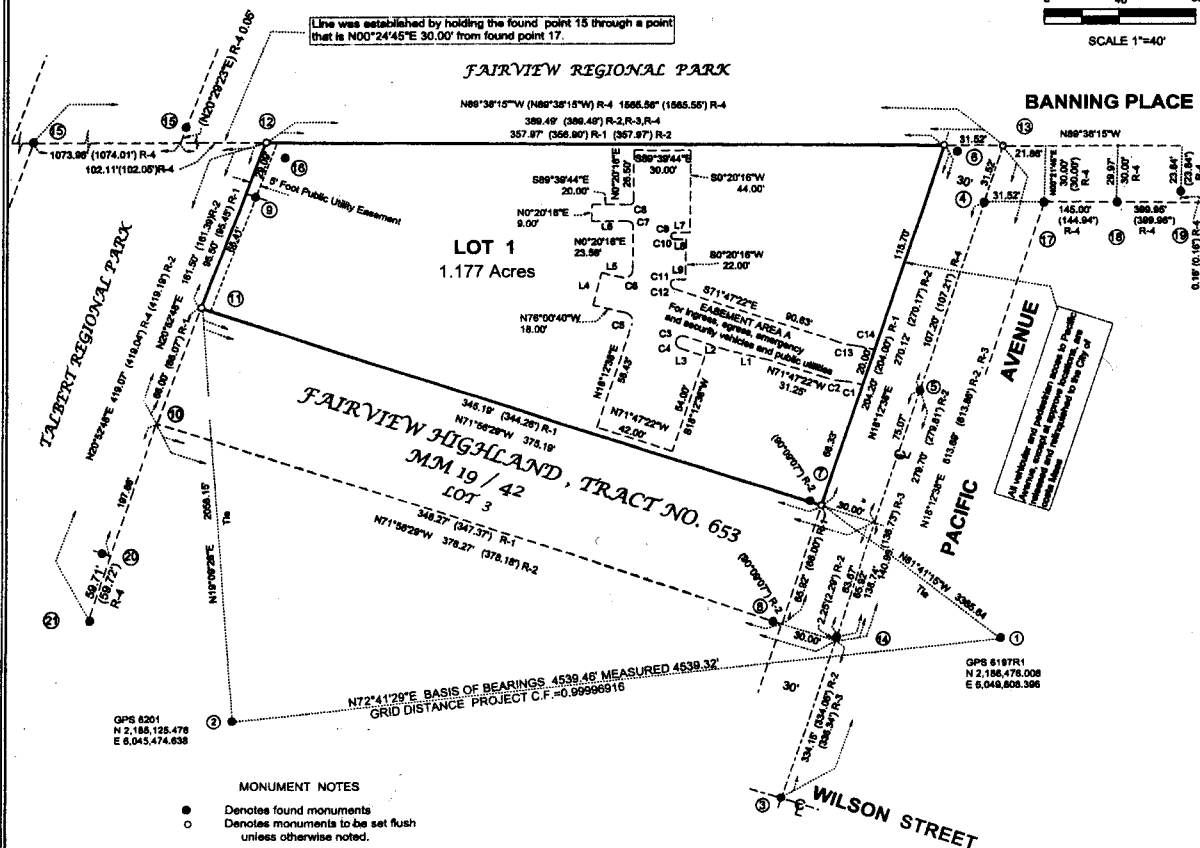
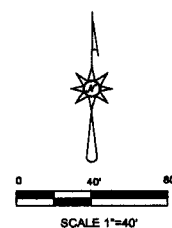
FOR CONDOMINIUM PURPOSES

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

J. P. KAPP, CIVIL ENGINEERS

APRIL 2005

J. P. KAPP R.C.E. 22015



MONUMENT NOTES

- Denotes found monuments
- Denotes monuments to be set flush unless otherwise noted.

- ① Found punched spike and 1 1/2" OCS brass washer stamped "6197R1 3-01" flush, in lieu of PK nail. Monument was reset per Corner Record #2001-634. Station is located at the visual centerline intersection of Wilson Street and Placentia Avenue. Accepted as GPS No. 6197R1 per Corner Record 2001-634.
- ② Found punched spike and washer stamped "LS 3255", flush. Station is located at the apparent centerline intersection of Victoria Street and Valley Road/Pacific Avenue. Accepted as GPS No. 6201 per Monument Record, Document No. 6201.
- ③ Found four chisled x marks on manhole rim per R-2. Used to establish the centerline intersection of Pacific Avenue and Wilson Street.
- ④ Found spike and washer, LS 3999, down 0.05' per R-2 and R-4. Accepted as being on the centerline of Pacific Avenue.
- ⑤ Found spike and washer, LS 3999, down 0.15' per R-2 and R-4. Accepted as being on the centerline of Pacific Avenue.
- ⑥ Found 2" iron pipe, no tag, down 0.15' with wood plug in lieu of 2" iron pipe, RCE 12311 per R-4. Removed and set 2" iron pipe, RCE 22015, at lot corner.
- ⑦ Found 3/4" iron pipe, no tag, down 0.4', no reference. Accepted as being on the south line of Lot 2, R-1 and being N71°56'29"W 0.08' from the southeast corner of Lot 2, R-1. Set tag, RCE 22015.
- ⑧ Found 2" iron pipe, RCE 11066, down 0.2' per R-2. Accepted as being on the south line of Lot 3, R-1, being N71°56'29"W 0.08' from the southeast corner of Lot 3, R-1.
- ⑨ Found 1" iron pipe, no tag, no reference, down 0.50'. Accepted as being S79°07'12"E 0.18' from the northwesterly line of R-1.
- ⑩ Searched, found nothing. Established by intersection, using record angle per R-2. Nothing set.
- ⑪ Searched, found nothing. Established by intersection, using record angle per R-2. Set 2" iron pipe, RCE 22015.
- ⑫ Searched, found nothing. Established by using record distance of 389.49' per R-2, R-3 and R-4 from established Point 13. Set 2" iron pipe, RCE 22015.
- ⑬ Searched, found nothing. Established by intersection. Set 2" iron pipe, RCE 22015.
- ⑭ Found shaft of spike, no tag, no reference, down 0.20'. Accepted as being the remains of the punched spike and washer on the centerline of Pacific Avenue per R-2.
- ⑮ Found 2" iron pipe with 1/4" O.C.S. tag and brass nail, down 0.3' per R-4.
- ⑯ Found 1" iron pipe, no tag, plug or nail, down 0.5'. No reference. S89°38'15"E 0.61' and S00°21'45"W 0.25'.
- ⑰ Found 3/4" iron pipe, no tag, down 1.2' per R-4. Accepted as found point 31, R-4.
- ⑱ Found 2" iron pipe RCE 14689, down 0.3' per R-4.
- ⑲ Found 3/4" iron pipe, tag illegible, down 1.4' per R-4.
- ⑳ Found 1" iron pipe with yellow plastic cap, RCE 21687, down 0.7' per R-4. N79°07'12"W 0.07' from the northwesterly line, R-1.
- ㉑ Found 3/4" iron pipe and tag, LS 3186 down 1.0' per R-4 and R-2. Accepted as angle point in the northwesterly line of R-1.

BASIS OF BEARINGS

The bearings shown hereon are based on the bearing between Orange County Surveyor's Horizontal Control Station GPS 6197R1 and Station GPS 6201 being N72°41'29"E per records on file in the office of the Orange County Surveyor.

DATUM STATEMENT

Coordinates shown hereon are based on the California Coordinate System, (CCS83), Zone VI, 1983 NAD(1983) Epoch, O.C.S. Adjustment

All distances shown hereon are ground distances unless otherwise noted. To obtain grid distances multiply ground distances by 0.99996916 (Project C.F.)

REFERENCES

- R-1 Tract No. 653 MM 19 / 42.
- R-2 Tract No. 11147 MM 482 / 47-48
- R-3 Tract No. 9873 MM 425 / 27,28.
- R-4 Record of Survey No. 92-1093 RSB 147 / 1-5.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA
C1	42.41'	10.08'	13°38'14"
C2	42.41'	10.08'	13°38'14"
C3	3.33'	5.23'	90°00'00"
C4	3.33'	5.23'	90°00'00"
C5	4.50'	7.40'	94°13'18"
C6	4.50'	8.14'	103°38'04"
C7	3.00'	4.71'	90°00'00"
C8	2.00'	3.14'	90°00'00"
C9	1.75'	2.75'	90°00'00"
C10	1.75'	2.75'	90°00'00"
C11	2.28'	3.55'	90°00'00"
C12	3.00'	3.78'	72°07'38"
C13	48.10'	10.07'	11°45'02"
C14	48.10'	10.07'	11°45'02"

LINE TABLE

LINE	BEARING	HORIZ DIST
L1	N79°32'06"W	22.56'
L2	N71°47'22"W	23.85'
L3	S71°47'22"E	13.87'
L4	N13°58'20"E	18.00'
L5	S79°00'40"E	11.31'
L6	N89°38'44"W	19.00'
L7	N89°38'44"W	8.29'
L8	S89°38'44"E	8.29'
L9	N89°38'44"W	5.74'